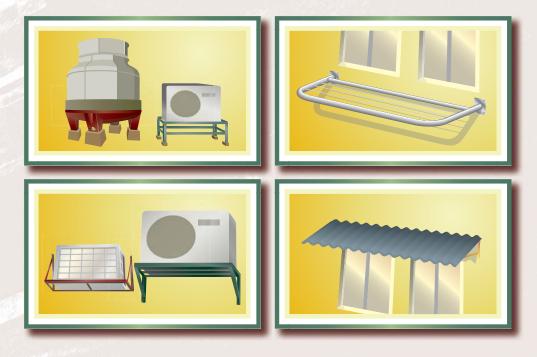
Inspection and Certification of "Prescribed Building or Building Works" (commonly known as "Household Minor Works Validation Scheme")

7.1 Objective

- 7.1.1 At present, building works of a minor nature have often been carried out without the "prior approval and consent" of the Building Authority ("BA") and hence are unauthorized. Such works include works relating to supporting frames for air conditioners, drying racks and small canopies which are carried out to meet practical household needs. To rationalize these three specific types of unauthorized works and enable owners to retain them for continued use, "Household Minor Works Validation Scheme" is introduced as part of the "minor works control system" ("MWCS").
- 7.1.2 This scheme only applies to the "prescribed building or building works" ("PB/BW") in Schedule 3 of the Building (Minor Works) Regulation ("B(MW)R"). Currently the PB/PW in Schedule 3 include supporting structures or metal supporting frame for air-conditioning unit, drying rack and small light weight canopy meeting certain criteria, and completed or carried out before the full implementation of the MWCS on 31 December 2010.

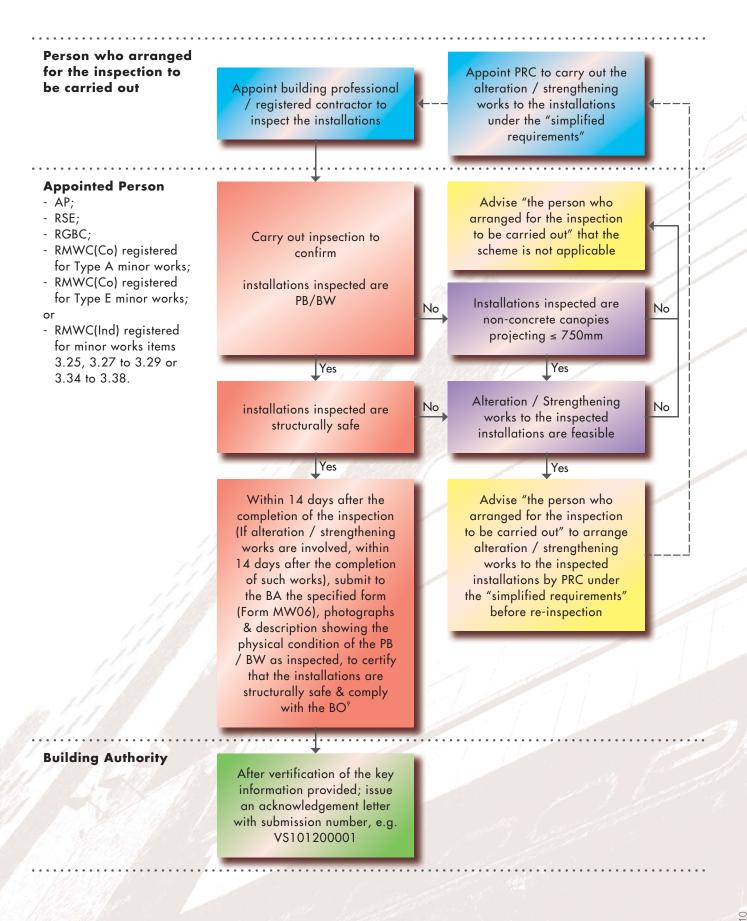


7.2 Mechanism

7.2.1 Subject to the inspection and certification by a building professional or registered contractor⁸ to confirm their safety and submitted to the BA in the specified form (Form MWO6), with photographs

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^{8.} The building professional or registered contractor to be appointed is specified in section 62(2) of the B(MW)R: AP, RSE, RGBC, RMWC(Co) registered for Types A or E minor works or RMWC(Ind) registered for items 3.25, 3.27 to 3.29 or 3.34 to 3.38.



and description showing the physical condition of the PB/BW as inspected, the BA will not serve an order under section 24 or a notice under section 24C of the Buildings Ordinance ("BO") in respect of these validated structures on the ground that they have been completed or carried out without prior approval and consent. Enforcement action on these validated structures will only be taken if they pose a safety risk. Alteration and/or strengthening works of may have to be carried out before such works can be certified.

- 7.2.2 The BA will conduct audit checks upon receipt of the above notice to ascertain compliance with the statutory requirements and ensure the safety standard of such PB/BW. The appointed person will be notified of any irregularity found. Disciplinary and prosecution actions may be taken against cases of non-compliance.
- 7.3 Status of the Validated "Prescribed Building or Building Works"
- 7.3.1 The legal status of those validated structures will remain unchanged, i.e. they are still unauthorized building works.
- 7.3.2 The insurance industry is positive to offer insurance policy for those validated structures as long as their safety condition is maintained. Interested owners may liaise with their insurance company/agent for details.

^{10.} Precautions are required on the selection and use of rivets in alteration and/or strengthening works.